

GENERAL NOTES

1. The bearing base for this survey originated from L.A.C.A. MAP NO. 88
2. This property has an area of 501,376 square feet or 11.51 acres of land.
3. This property is designated by Los Angeles County, as Tax Map Parcel 8940-370-029.
4. There was no observable evidence of cemeteries found at the time of this survey.
5. The Property has direct access to Tahiti Way, which is a private right of way.
6. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
7. This survey has been prepared for title purposes only and does not contain sufficient detail for design purposes.

POTENTIAL ENCRDACHMENT NOTES

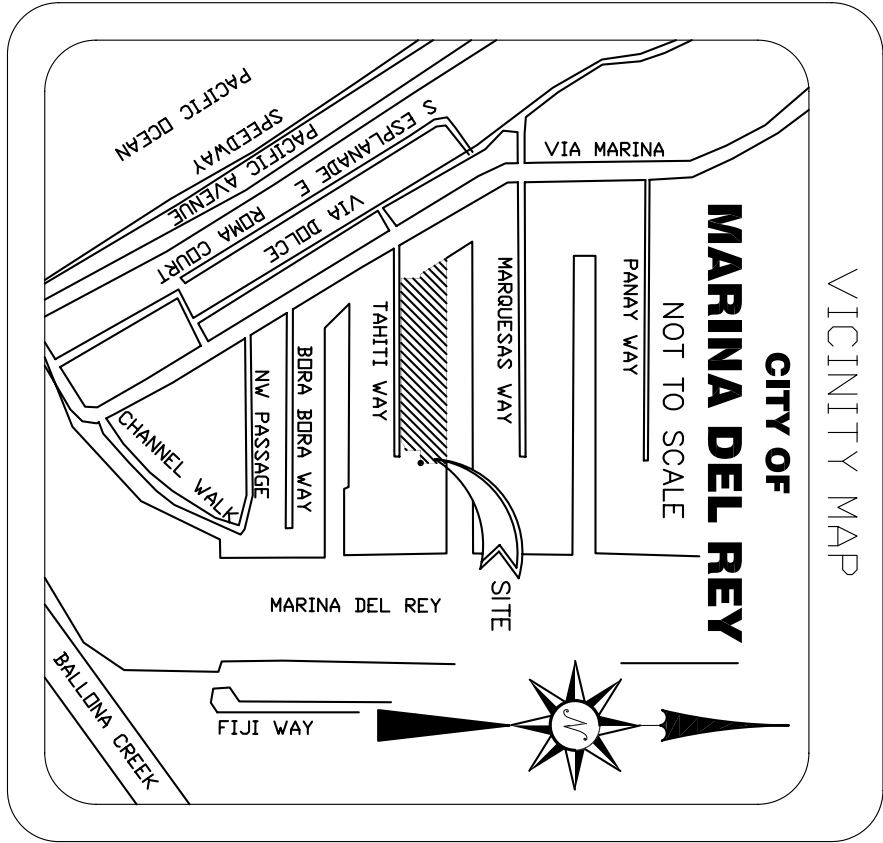
- ☐ 1 Entry stairway and decorative architectural feature lie within Schedule B, Item Number 2
- ☐ 2 Buildings lies over Schedule B, Item Number 1

ZONING NOTES

Zoned: SPECIFIC PLAN – LCC4
Permitted Use Classification: n/o
Observed Use(s): Hotel
Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the County's of Los Angeles Zoning Regulations.
Zoning Regulations are subject to change and interpretation, for further information contact: County of Los Angeles (phone: (213) 974-6411)

Site Restrictions:

1. Minimum building setbacks:
Front: Per specific plan (min. provided: 1.6 Feet)
Side: Per specific plan (min. provided: 67.9 Feet)
Rear: Per specific plan (min. provided: 256.8 Feet)
2. Minimum lot size: Per specific plan (min. provided: 501,376 Square Feet)
3. Minimum lot frontage: Per specific plan (min. provided: 1333.76 Feet)
4. Maximum building height: Per specific plan (max. provided: 41 Feet)
5. Maximum density: None
6. Maximum floor area ratio: None



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43°31'52"	60.00'	45.59'
C2	43°31'52"	60.00'	45.59'
LINE TABLE			
LINE	LENGTH	BEARING	
L1	100.03'	S89°59'55"W	
L2	117.00'	S00°00'00"W	
L3	150.00'	N00°00'00"W	
L4	31.97'	S90°00'00"W	

Parking Tabulation:

- Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of: Per specific plan.
- Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater.

Per Specific Plan
Total regular spaces required: Per specific plan – provided: 159
Total spaces under building required: Per specific plan – provided: 286
Total carport spaces required: Per specific plan – provided: 20
Total handicap spaces required: Per specific plan – provided: 2
Total combined spaces required: Per specific plan – provided: 467

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" & "Y" (SHADED) of the Flood Insurance Rate Map, Community Panel No. 06037C1752F, which bears an effective date of 09/26/2008 and IS NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGAL DESCRIPTION

Parcel 1:
Parcels 63 to 91 inclusive, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1 Page(s) 53 through 70 inclusive, of Assessor's Maps, in the Office of the Recorder of said county, and the Easterly 24.81' feet of parcel 92, in said county, as shown on said map.

Parcel 2:
A right of way for access purposes to be used in common with others over the Northerly 10 feet of the Westerly 32 feet of the Easterly 56.81 feet of said parcel 92, according to the notice of amendment to lease, recorded october 12, 1977 as Instrument No. 77-1129614, of Official Records.

Surveyor's Description

Beginning at the Northwest corner of Parcel 91 of Los Angeles County Assessor's Map No. 88, Book 1 Pages 53 through 70 inclusive, of Assessor's Maps: Thence S90°00'00"E 1582.33' along the North line of Parcels 91, 89, 87, 85, 83, 81, 79, 77, 75, 73, 71, 69, 67, 65, and 63 to the Northeast corner of said Parcel 63; Thence S00°00'00"E 200.00' along the East line of Parcel 63 to the Southeast corner thereof; Thence S89°59'55"W 100.03' along the South line of Parcel 63 to the Southwest corner thereof; Thence S00°00'00"W 117.00' along the East line of Parcel 64 to the Southeast corner thereof being a non-tangent 60.00' radius curve concave Southeasterly, a radial line bears S21°45'56"W; Thence Southeasterly along said curve through a central angle of 43°31'52" and arc distance of 45.59' feet to the beginning of a 60.00' radius reverse tangent curve, concave Northwesternly; Thence Southeasterly along said curve through a central angle of 43°31'52" and arc distance of 45.59' feet; Thence S90°00'00"W 1242.58' along the south line of Parcels 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90 and 92 to the West line of the Easterly 24.81' of said Parcel 92; Thence N00°00'00"W 150.00' along said Easterly line to the South line of Parcel 91; Thence S90°00'00"W 31.97' along said South line to the Southwest corner thereof; Thence N32°01'33"W 235.90' along the Southwest line of Parcel 91 to the Point of Beginning.

Being the same tract of land described in a Title Report prepared by Chicago Title Company, Commitment No. 116744570-X49, dated January 27, 2012 at 7:30 a.m.

ALTA/ACSM LAND TITLE SURVEY

Marina Del Rey
13935-14055 Tahiti Way,
Marina Del Rey, California
Surveyor's Certification

To : : **lander (ttd)**, Chicago Title Company, Archstone Marina Boy LP, Archstone Marina Boy GP LLC, Archstone Marina Boy REIT LP, Archstone Marina Boy REIT GP LLC and MKAssociates, inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for alfa/acsm land title surveys, jointly established and adopted by alfa and nsps, and includes items 2, 3, 4, 6(b), 8, 9, 11(c), 13, 19 and 21 of table a thereof.


The field work was completed on 02/06/2012.

Date of Plat or Map: 02/14/2012

Surveyor's Signature

Registered Surveyor: Jeffery L. Moys
Registration Number: 6379
in the State of: California
Date of Last Revision: 05/30/2012

PROJECT NAME: Marina Del Rey	MKA PROJECT No.: 1057-12-2364
ADDRESS: 13935-14055 Tahiti Way	CITY: Marina Del Rey STATE: CA



MKA
A National Land Services Group

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court – Warrenton, Virginia 20187
Phone:(540)428-3550 Fax:(540)428-3560
Email: comments@mkassociates.com
www.mkassociates.com

Survey Prepared By:

JLRN Civil Engineers
232 Avenida Fabrona,Ste. 107
San Clemente, Ca 92672
Phone: (949) 248-4685
Fax: (949) 248-4687

Surveyor's Drawing No.: 11758	Surveyor's Site Ref: Marina Del Rey
Checked by: JLM	Drawn by: JSO
0	40
GRAPHIC SCALE: 1" = 60'	120'

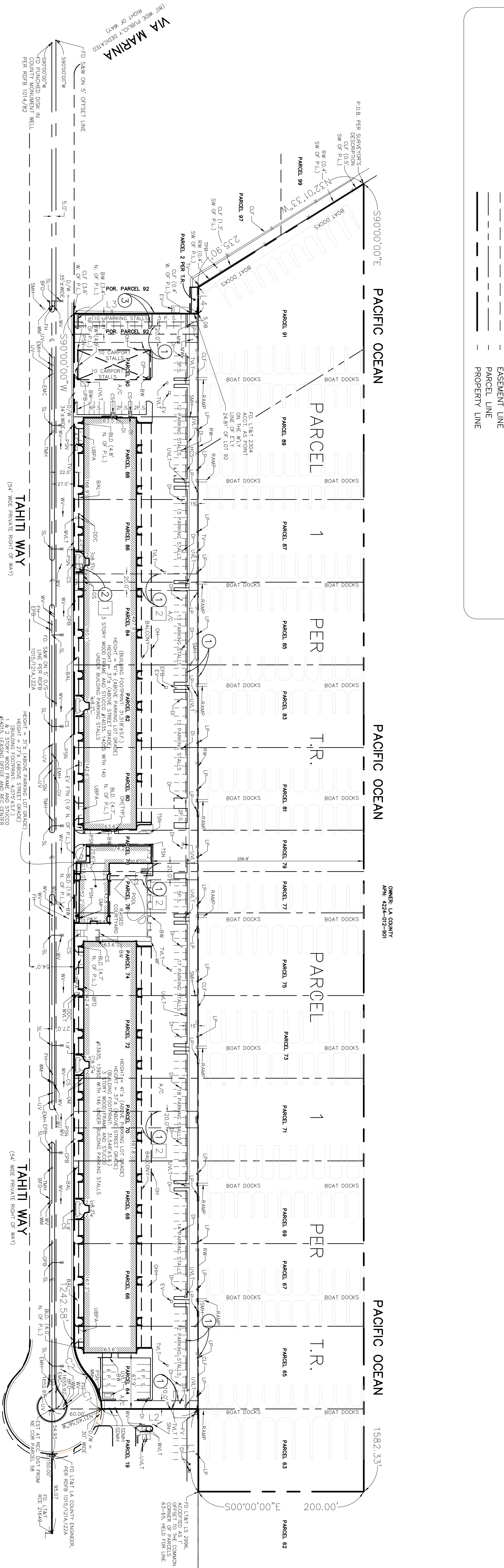
ACOT	—	ACCEPTED	FTN	—	FOUNTAIN	S	—	SOUTH
A/C	—	ASPHALTED CONCRETE	FV	—	FIRE VAULT	SMH	—	STORY DRAIN MANHOLE
APN	—	ASSESSORS PARCEL NUMBER	GB	—	GROUND PULLBOX	S.F.	—	SQUARE FEET
BAL	—	BALCONY	GH	—	GROUND HOLE	SL	—	STREET LIGHT
BFD	—	BACKFLOW DEVICE	GM	—	GAS METER	SMH	—	SEWER MANHOLE
BLD.	—	BUILDING	GS	—	GAS SERVICE	SNH	—	SIGN
BW	—	BLOCK WALL	GV	—	GAS VALVE	SWH	—	SCREW AND WASHER
CLF	—	CHAIN LINK FENCE	HCS	—	HANDICAPPED STALL	TMH	—	TELECOMMUNICATIONS MANHOLE
COR	—	CORNER	L/A	—	LANDSCAPED AREA	TPB	—	TEST PULLBOX
COR	—	CORNER	LP	—	LAMP POST	TR	—	TITLE REPORT
CS	—	CONCRETE	L&T	—	LEAD TAG AND TACK	TSN	—	TRAFFIC SIGN
CS	—	CONCRETE STAIRS	LS	—	LICENSED SURETOR	TV	—	TELECOMMUNICATIONS VAULT
DDC	—	DOUBLE DETECTOR CONNECTION	N	—	NORTH	TLT	—	TEST VAULT
DI	—	DRAIN INLET	NE	—	NORTHEAST	UPA	—	UNDER BUILDING PARKING AREA
DIST	—	DISTANCE	NO	—	NUMBER	UPB	—	UTILITY METER
D/W	—	DRIVEWAY	NW	—	NORTHWEST	UPB	—	UTILITY PULLBOX
E	—	EAST	NW	—	NORTHWEST	UV	—	UTILITY VENT
E	—	EAST	O/S	—	BUILDING OVERHANG	UVL	—	UTILITY VAULT
E	—	ELECTRIC MANHOLE	P.L.	—	PROPERTY LINE	W	—	WEST
EMH	—	ELECTRIC METER CABINET	P.O.B.	—	POINT OF BEGINNING	WLY	—	WESTERLY
EMC	—	ELECTRIC METER CABINET	POR	—	PORCH	WLF	—	WOOD FENCE
EPB	—	ELECTRIC PULLBOX	PSN	—	PARKING SIGN	WLT	—	WATER VAULT
EV	—	ESTABLISHED	RE	—	REGISTERED CIVIL ENGINEER	WM	—	WATER METER
FB	—	FIELD BOOK	RBC	—	RECORD DATA	WV	—	WATER VALVE
FD	—	FOUND	RIC	—	RECORD	W	—	WATER VALVE
FH	—	FIRE HYDRANT	RW	—	RETAINING WALL	CL	—	CENTER LINE
FS	—	FIRE SERVICE						

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment No. 116744570-X49, dated January 27, 2012, at 7:30 a.m.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- ① Easement for storm drains, fire access, sanitary sewers and harbor utility, Map of L.A. County Assessors Map No. 88. *Affects property, as shown on survey.*
- ② Easement for drains, July 8, 1971 as Instrument No. 983 in Book M3805 Page 496, Official Records. *Affects property, as shown on survey.*
- ③ Easement for drains, October 12, 1977 as Instrument No. 77-1129614, Official Records. *Affects property, as shown on survey.*

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JORN Civil Engineers
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 San Clemente, Ca 92612
 Phone: (949) 248-4685
 Fax: (949) 248-4687

Surveyor's Drawing No.: 11758	Marino Del Rey
Surveyor's Site Ref:	
Checked by: JLM	Drawn by: JSO

0
 60
 120
 GRAPHIC SCALE: 1" = 60'

PROJECT NAME:	Marina Del Rey	MKA PROJECT No.:	1057-12-2364
ADDRESS:	13935-14055 Tahiti Way	CITY:	Marina Del Rey
		STATE:	CA

For inquiries concerning this Survey Contact MKA
National Coordinators of Land Survey Services

MKA
A National Land Services Group

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